



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcounty.ca.gov/dplu](http://www.sdcounty.ca.gov/dplu)

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

October 29, 2009

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration(s) can be reviewed on the World Wide Web at [http://www.sdcounty.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html), at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library(ies) listed below. Comments on these proposed Negative Declaration(s) must be sent to the DPLU address listed above and should reference the project number and name.

**SETTLERS POINT: 3100 5423 (TM); 3600 05-004 (REZ), LOG NO. 05-14-009.** The project is a residential subdivision for multi-family housing proposing no more than 266 units on 21.89 acres. The project is located off Old Highway 80 approximately 550 feet west of the Los Coches Road / Highway 80 intersection within the Lakeside Community Planning Area within the unincorporated area of San Diego County. The project includes a tentative map for four residential lots and one street lot and a zone reclassification to rezone 19.64 acres. The tentative map would restrict future development to no more than 266 units. The rezone would change the existing RS-4 zone specifying a 4.35 dwelling unit per acre density (with a 10,000 sq ft minimum lot size) to RV-14.5 which would allow a 14.5 dwelling unit per acre density (with no minimum lot size being identified). The rezone would include a "B" designator that would require a subsequent site plan to be reviewed for consistency with the Lakeside Design Guidelines for any future development. Comments on this proposed Mitigated Negative Declaration must be received no later than November 30, 2009 at 4:00 p.m. (a 30-day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Lakeside Branch Library, located at 9839 Vine Street, Lakeside, CA 92040. For additional information, please contact Larry Hofreiter at (858) 694-8846 or by e-mail at [Larry.Hofreiter@sdcounty.ca.gov](mailto:Larry.Hofreiter@sdcounty.ca.gov).